

INTERIM PROPERTY INSPECTION REPORT

<u>Address:</u> 57 Chandlers Walk, Haven Banks, Exeter, EX2 8BA		<u>Inspected by:</u> Jade Newman	<u>Date:</u> Dec 14
		<u>Tenant Present:</u> Yes	

<u>Item/room</u>	<u>Condition</u>	<u>Comments and maintenance required</u>	<u>Tenant Request or Agent Observation</u>
<u>EXTERIOR</u>			
Roof		All exterior of the property appears to be in good order.	
Guttering/downpipes			
Joinery/paintwork			
Brickwork/render			
Boundary structures			
<u>INTERIOR</u>			
Lounge	Good		
Kitchen	Poor	Water stain to ceiling and no lights due to leak.	
Bedroom 1	Average	Damp/mould on walls in wardrobe and around window.	
Bedroom 2	Average	Mould around windows.	
Bathroom	Good		

General Comments and Actions Recommended or Requested

A = Agent observation. T = Tenant Requested.

On inspection of the property the tenant was present.

There is a large water stain to the kitchen ceiling due to there being a leak in the above property. The tenants commented that they are struggling as there are no lights in the kitchen. The electrician removed the light fitting following the leak. A drawer front has come off but the tenant said she is going to fix it back on herself.

The tenant is also very concerned with the amount of damp and mould in the property. She has 3 - 4 dehumidifiers in almost every room. She has to constantly wipe down the windows from mould. Their furniture is getting mouldy, as well as some of their clothes, shoes and bags.

Note: We do not have a key to the communal door of the property.

Landlord Guidance Notes:

Please call Bradleys Rentals Administration on 0845 070 4950 / 01395 223383 or e-mail maintenance@beagroup.co.uk if you wish to undertake any works or actions requested by the Tenant or observed by Bradleys representative.

The foregoing inspection report is for information only and has no contractual standing. It has not been prepared by a qualified surveyor and is intended to be a brief record of the superficial condition of the property only and should not be relied upon for any reason other than this.

Bedroom 2



Bedroom 1



Bedroom 1



MOULD



LOUNGE / DINING

KITCHEN



LOUNGE/DINING mould

KITCHEN

